## **Columbia County Property Appraiser**

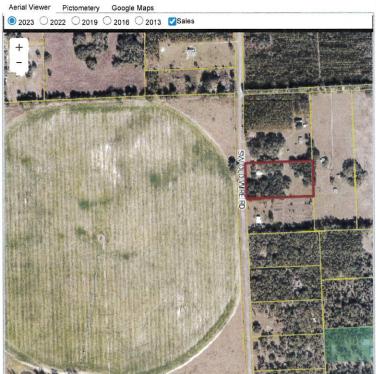
Jeff Hampton

Parcel: << 24-5S-16-03706-008 (18243) >>

2025 Working Values updated: 3/27/2025

Owner & Pr	operty Info		Result: 1 of 1			
Owner	CHAMPAGNE MICHELLE DOWNING SAMUEL LANE 4350 NW 160TH ST TRENTON, FL 32693					
Site	1901 SW OLD WIRE RD, LAKE CITY					
Description*	COMM NW COR OF SW1/4 OF NW1/4 332.23 FT, W 638.23 FT, N 330.03 FT T 1189-502. 789-1264, WD 1048-1121, F. QC 15more>>>	O POB. EX .14 AC'S FOR CO	RD R/W DESC IN ORB			
Area	4.88 AC	S/T/R	24-5S-16			
Use Code**	MOBILE HOME (0200) Tax District 3					

Property &	Assessment Values			
	2024 Certified Values	2025 Working Values		
Mkt Land	\$48,800	Mkt Land	\$48,800	
Ag Land	\$0	Ag Land	\$0	
Building	\$34,018	Building	\$34,018	
XFOB	\$10,850	XFOB	\$10,850	
Just	\$93,668	Just	\$93,668	
Class	\$0	Class	\$0	
Appraised	\$93,668	Appraised	\$93,668	
SOH/10% Cap	\$33,041	SOH/10% Cap	\$31,283	
Assessed	\$60,627	Assessed	\$62,385	
Exempt	HX HB VX \$40,627	Exempt	HX HB VX \$42,385	
Total Taxable	county:\$20,000 city:\$0 other:\$0 school:\$30,627		county:\$20,000 city:\$0 other:\$0 school:\$32,385	
NOTE: Property to	ownership changes can cause the Assessed value axes.	of the property to	reset to full Market value, which could result in	



V	Sales	Histo	ry
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Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/15/2025	\$100	1532 / 607	QC	1	U	11
11/14/2011	\$100	1225 / 474	QC	1	U	11
2/16/2010	\$0	1189 / 496	QC	1	U	11
6/1/2006	\$100	1137 / 2649	QC	1	Q	06
6/7/2005	\$75,000	1048 / 1123	WD	1	Q	
8/1/1983	\$8,750	519 / 640	AG	V	Q	

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1995	1404	1602	\$34,018
*Bldg Desc determinations are used by the Property Ap	praisers office solely for the purpose of determining a property	s Just Value for ad valorem tax purposes	and should not be used for any oth	ner purpose,	

~	Extra	Features	æ	Out	Buildings
	LALIG	i catales	·	Out	Dununigo

Code	Desc	Year Blt	Value	Units	Dims
0190	FPLC PF	2003	\$1,200.00	1.00	0 x 0
0296	SHED METAL	2009	\$2,600.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0166	CONC, PAVMT	2009	\$50.00	1.00	0 x 0

Land Breakd	own
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Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	4.880 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$48,800

Search Result: 1 of 1

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by: GrizzlyLogic.com

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